

5488
Flat B, 160 Camden Road - London, NW1 9HJ
Design and Access Statement - P01 - S2
February 2024

WHITE
RED
ARCHITECTS



01.

Proposal

Description

The property (160 Camden Road, NW1 9HJ) is entered from a front garden onto the same street. The house is a semi-detached property divided into two flats. The existing layout of the flat consists in a landing into the first level, where the kitchen, dining room, and lounge are located, as well as the bathroom/utility; whereas the second level houses two bedrooms.

The proposal is for the refurbishment of the windows in both dormers and the installation of two conservation-style rooflights, enhancing the external appearance of the property, and providing internally a new bathroom and shower room.

This application, which seeks to renew the expired approval granted through the application no. 2019/2059/P, aims to:

- Improve the external character of the property.
- Provide additional natural light into the new bathroom and shower room.
- Create new under eaves storage

The property is a semi-detached house, facing Camden Road, and is within the Camden Square Conservation Area. The intention is to restore this property using materials and methods to match the existing with respect to the host property.

Use

The building is divided into two flats. There is no change proposed to the use of the building.

Amount

The current gross external area is 253 sqmm, which will remain unchanged as there are no proposed extensions.

Scale

The dimension of the proposed rooflights has been carefully in order to maximise the amount of daylight while not taking too much space of the roof plane where they are going to be installed. The new windows for the dormers, which are smaller than the existing ones, in order to keep unity with the fenestration on the lower levels of the property.

Appearance

The property features dark coloured brick walls, white architraves in doors and windows (except the dormer windows, which are black at the moment), and a natural slate roof. The proposal seeks to provide conservation-style rooflights, which will not protrude from the surface of the roof, and timber sash windows to match the existing openings in the lower levels. The dormer cheeks will also be clad in natural slate to match the existing roof covering.



02.

Site Analysis Aerial View



160 Camden High Road



160 Camden High Road

02.

Site Analysis Existing Condition



02.

Site Analysis Existing Condition



02.

Site Analysis

Precedent planning applications

The proposal is designed to follow similar planning proposals in the nearby area which have been approved and carried out.

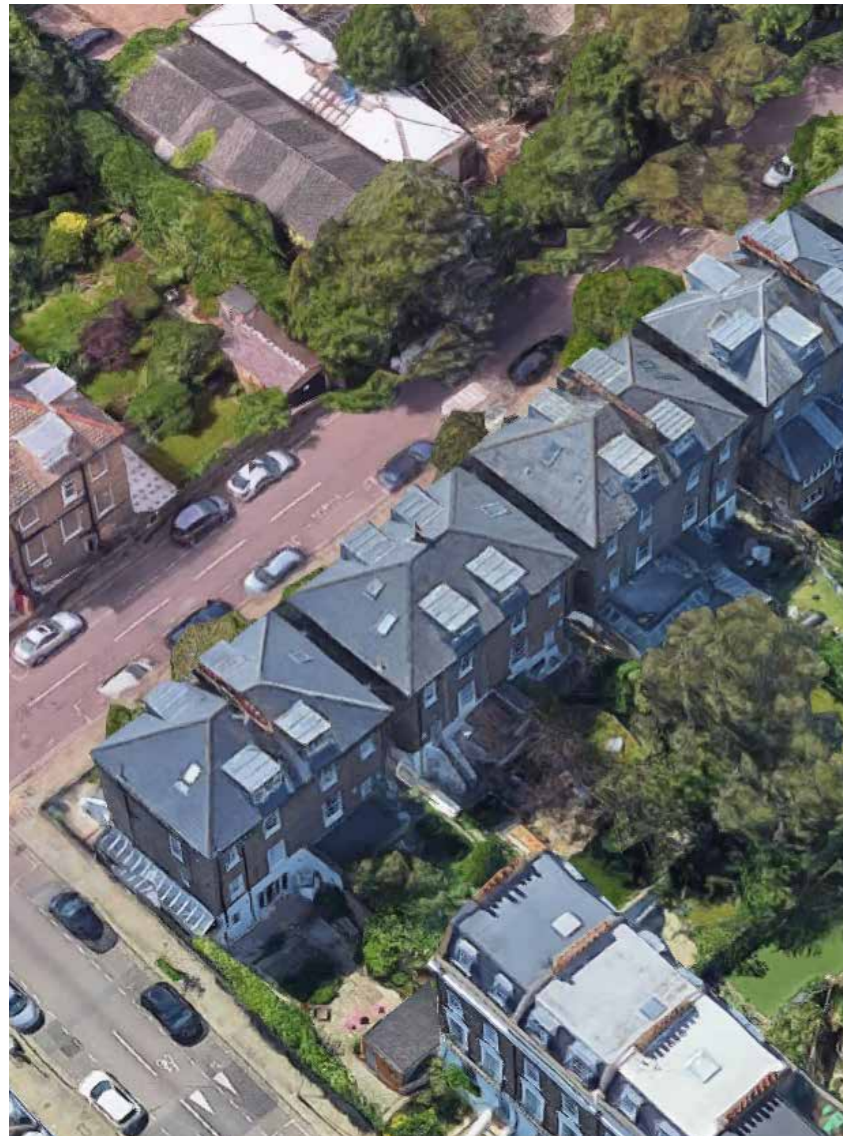
17 Rochester Square - PEX0200784

Enlargement of dormers and installation of conservation style rooflight

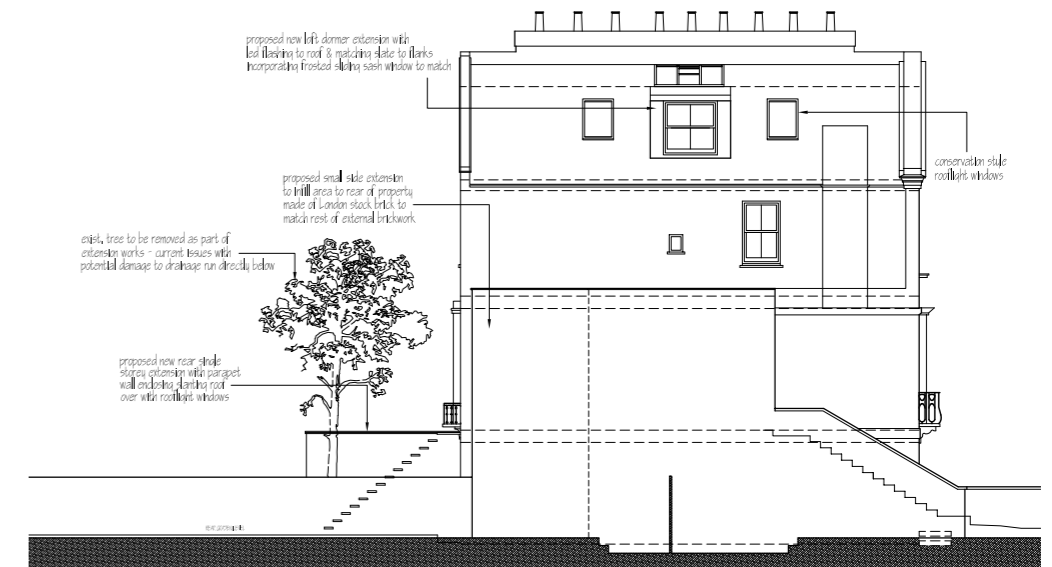
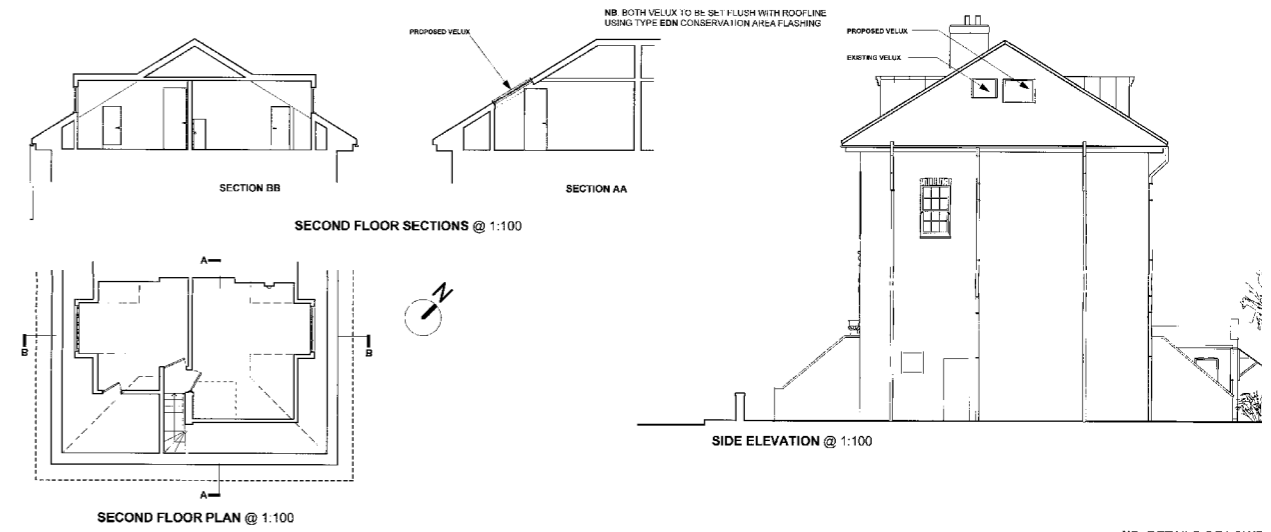
13 St. Augustines Road - 2013/5715/P

Installation of two conservation-style rooflights

17 Rochester Square - Built



13 St. Augustines Road - Built



03.

Design Proposal

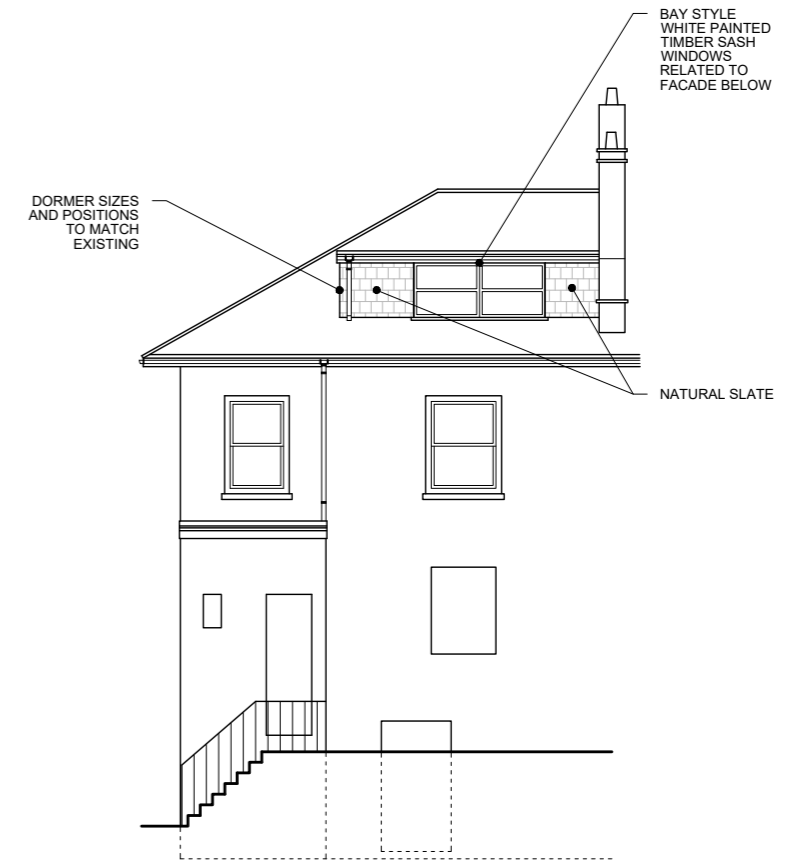
The proposal is designed to follow the principles of the CPG 'Home Improvements' January 2021 (section 'External Alterations'), and also similar planning proposals in the nearby area which have been approved and carried out.

Landscaping

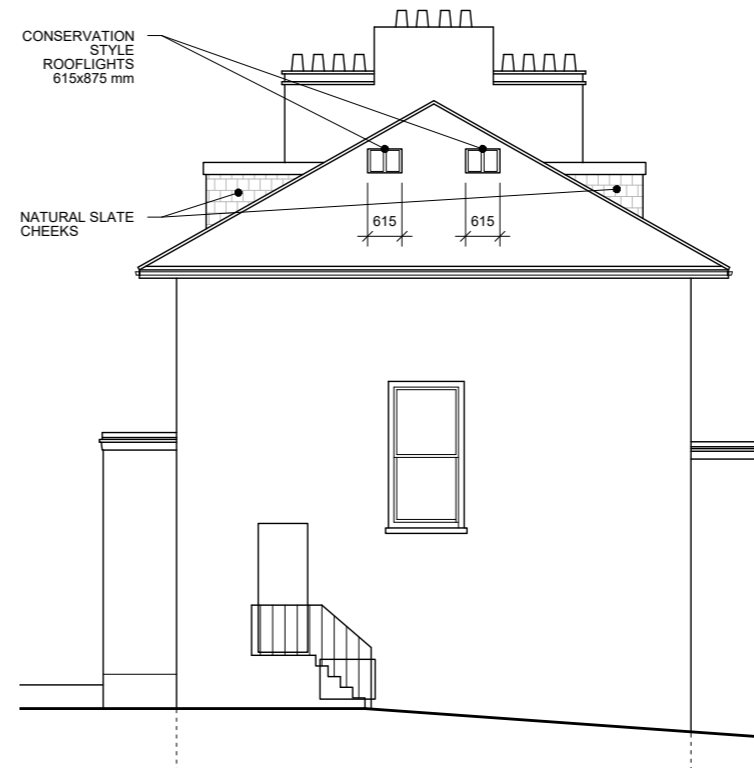
There is no impact to open spaces in relation to this application.

Appearance

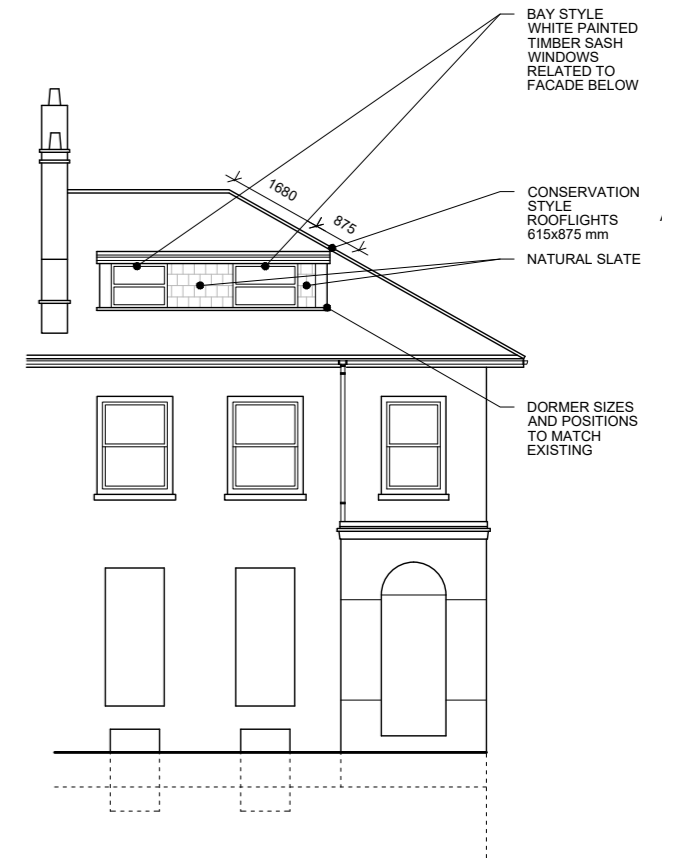
Materials have been selected to match or complement the existing property. Rooflights are proposed as Conservation Type and have recessed flashing kits to reduce impact on streetscape. Natural roof slates will be used to match the existing roof covering.



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

03.

Design Proposal

Material Study - Natural slate with white windows fenestration and conservation style rooflights



04.

Access

Vehicular and transport links

Vehicular and transport links shall not be affected.

Inclusive access

Inclusive access is not impacted by this proposal.



